





Gainsborough Avenue, Manor Park

£380,000

Tenure : Freehold

Floor Area : 721.19 sq ft

Local Authority : Newham

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Churchill Estates are delighted to present this attractive two double bedroom end of terrace period home, ideally positioned enjoying stunning views across Little Ilford Park.

The property is being offered for sale with no onward chain and represents an exciting opportunity for those looking to modernise and create a wonderful home tailored to their own taste and requirements.

The ground floor offers two separate reception rooms providing flexible living and entertaining space while the kitchen leads through to the private rear garden benefiting from useful side access.

To the first floor are two well proportioned double bedrooms together with a family bathroom and generous landing.

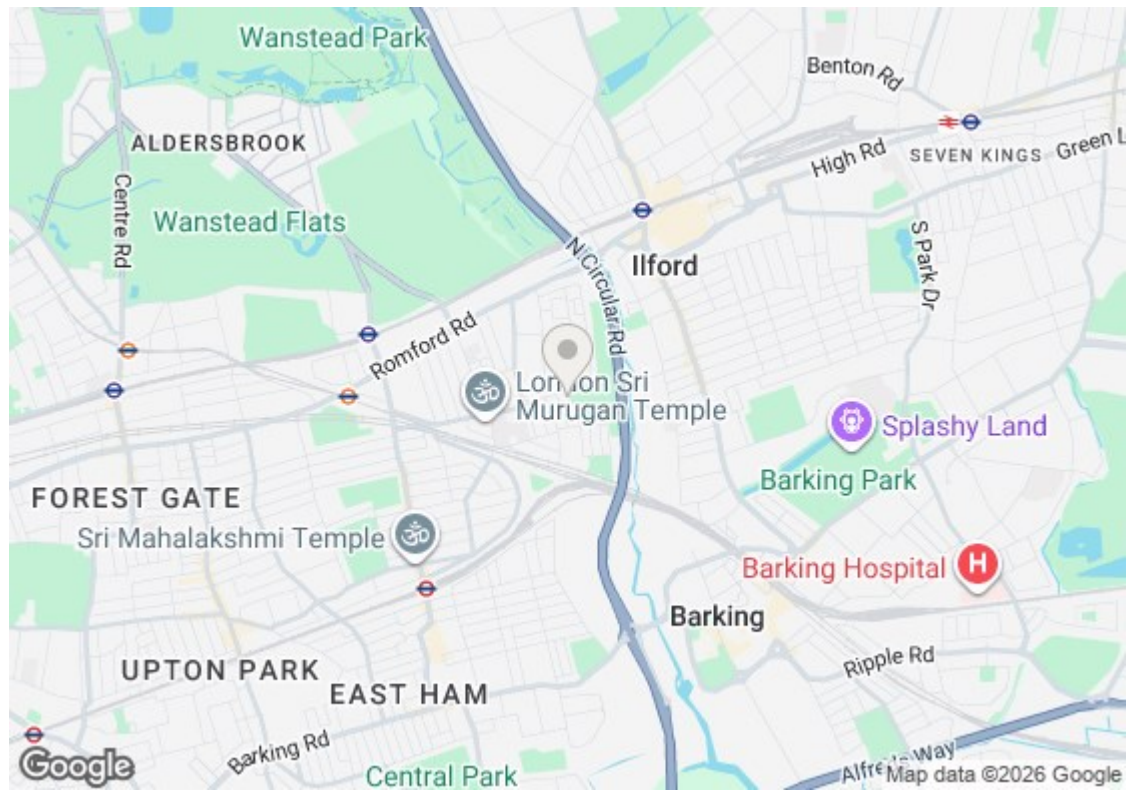
The property also benefits from a large loft space which offers excellent potential for further development subject to the necessary planning permissions and building regulations.

With its attractive brick fronted period façade, generous accommodation, private garden and enviable outlook over Little Ilford Park this is a property with plenty of potential in a popular residential location.

Gainsborough Avenue is conveniently positioned within close proximity of Manor Park High Street approximately 0.5 miles away. Manor Park Elizabeth Line station is approximately 0.6 miles providing fast and convenient connections into the City and Central London while Ilford station is also within easy reach.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

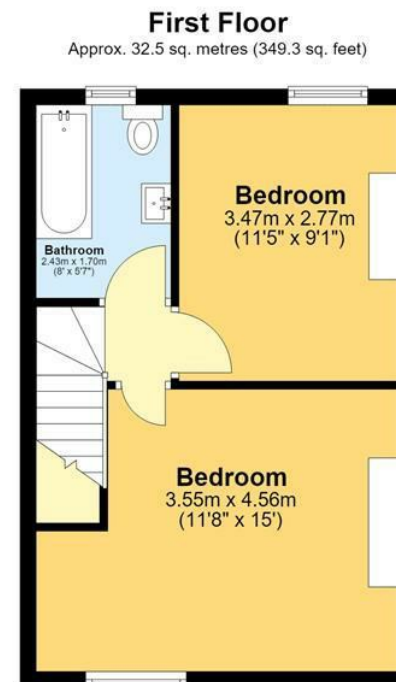
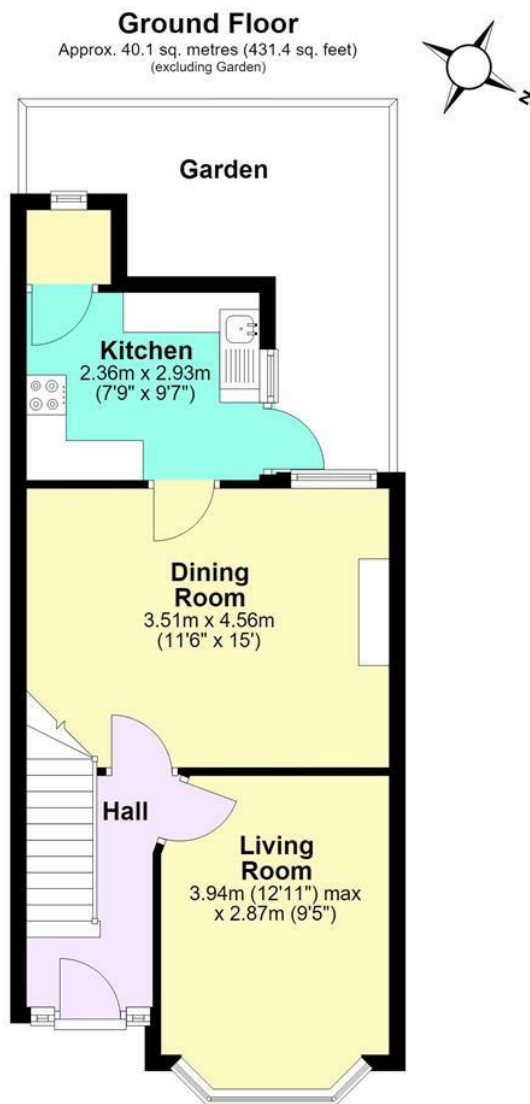






- Attractive two double bedroom brick fronted period home
- Stunning views across Little Ilford Park
- Exciting opportunity for modernisation
- Upstairs bathroom
- Large loft space also offers potential for extension (STPP)
- Being sold with no onward chain
- End of terrace house with side access
- Two reception rooms
- Private rear garden
- Council Tax Band: C

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Total area: approx. 72.5 sq. metres (780.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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